

7/13/11 10:48:10 SS
DK W BK 661 PG 45 SS
DESOTO COUNTY, MS 47
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:
PROFESSIONAL SERVICES
POST OFFICE BOX 130
POTTS CAMP, MISSISSIPPI 38659
TELEPHONE 662-333-9009

STATE OF MISSISSIPPI
COUNTY OF DESOTO

CORRECTION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That WE, NANCY RUTH CONWAY of 13253 Cathey Road, Byhalia, MS 38611 telephone no. 662-838-7835, MARY VIRGINIA MCKINNEY of 3463 Red Banks Road, Byhalia, MS 38611 telephone no. 662-838-6116 and HARTSELL RUTH CLAYTON of 3463 Red Banks Road, Byhalia, MS 38611 telephone no. 662-838-6116 for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Warrant unto NANCY RUTH CONWAY BEARD AKA NANCY RUTH CONWAY OF 13253 Cathey Road, Byhalia, MS 38611 telephone 662-838-7835, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

INDEXING: 6.589 ACRES, MORE OR LESS BEING PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI, more particularly described as follows.

COMMENCING at the commonly accepted Northeast Corner of the Northwest Quarter of Section 20, being a 1 inch pipe found at a fence corner, thence South 89 degrees 52 minutes 05 seconds West, a distance of 996.08 feet to a mag nail set in the centerline of Cathey Road, thence South 1 degree 27 minutes 06 seconds East, a distance of 36.50 feet to the South line of said road being the POINT OF BEGINNING; thence South 1 degree 27 minutes 06 seconds East a distance of 165.95 feet to a steel rod set; thence North

BEARD NANCY RUTH CONWAY WD CORRECTION FROM NANCY RUTH CONWAY ETAL 062311

84 degrees 33 minutes 10 seconds West, a distance of 661.69 feet to a steel rod set, thence North 1 degree 45 minutes 13 seconds East a distance of 407.28 feet to the South line of said road (steel) rod in fence 1.13 feet North), thence along said South line the following calls:

thence North 88 degrees 03 minutes 41 seconds East a distance of 323.02 feet to the point of curvature of a tangent curve, concave to the South, having a radius of 1157.28 feet and a central angle of 5 degrees 16 minutes 18 seconds, thence Easterly along said curve a distance of 116.75 feet, thence South 86 degrees 09 minutes 30 seconds East a distance of 195.36 feet to the POINT OF BEGINNING, said described tract containing 6.589 acres, more or less.

And being the same property conveyed to the grantor, Nancy Ruth Conway Beard, by Warranty Deed of record in Book 392, Page 567, Chancery Clerk's Office, Desoto County, Mississippi. Charles T. Beard joins herein to convey any right, title, or interest he may have by virtue of his marriage to Nancy Ruth Conway Beard.

The Warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

SOURCE DEED: This is the same land and property as conveyed to NANCY RUTH CONWAY by Warranty Deed from Mary Virginia McKinney, and Hartsell Ruth Clayton, dated January 13, 1999, and recorded in Land Deed Book 348, at page 268 and by Warranty Deed to NANCY RUTH CONWAY dated January 13, 1999 executed by Mary Virginia McKinney, and Hartsell Ruth Clayton recorded in Deed Book 365, Page 776 and by Correction Warranty Deed to NANCY RUTH CONWAY dated May 21, 2001 executed by Mary Virginia McKinney and Hartsell Ruth Clayton recorded in Deed Book 392, at Page 567 in the office of the Chancery Clerk of Marshall County, Mississippi.

TOGETHER WITH ALL BUILDINGS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING.

SUBJECT TO: Rights of way and easements for public road and utilities.

SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of Union County, Mississippi, none of which render title unmarketable.

This Correction Warranty Deed is executed and delivered for the purpose of correcting the property description in the Warranty Deed to NANCY RUTH CONWAY by Warranty Deed from Mary Virginia McKinney, and Hartsell Ruth Clayton, dated January 13, 1999, and recorded in Land Deed Book 348, at page 268 and by Warranty Deed to NANCY RUTH CONWAY dated January 13, 1999 executed by Mary Virginia McKinney, and Hartsell Ruth Clayton recorded in Deed Book 365, Page 776 and by Correction Warranty Deed to NANCY RUTH CONWAY dated May 21, 2001 executed by Mary Virginia McKinney and Hartsell Ruth Clayton recorded in Deed Book 392, at Page 567 in the office of the Chancery Clerk of Marshall County, Mississippi and to further perfect title in the grantee herein, NANCY RUTH CONWAY, the present owners of the said above described land.

WITNESS MY/OUR SIGNATURES, this the 24 day of June, 2011.

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Nancy Ruth Conway Beard Aka Nancy Ruth Conway
NANCY RUTH CONWAY BEARD AKA NANCY RUTH

CONWAY

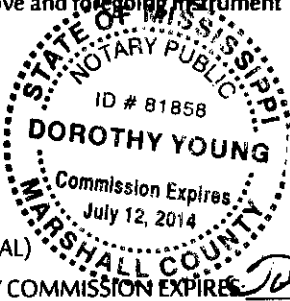
Mary Virginia McKenney
MARY VIRGINIA MCKINNEY

Hartsell Ruth Clayton
HARTSELL RUTH CLAYTON

STATE OF MISSISSIPPI

COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 24 day of June 2011, within my jurisdiction the within named NANCY RUTH CONWAY BEARD AKA NANCY RUTH CONWAY, who acknowledged that she executed the above and foregoing instrument



Dorothy Young
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES July 12, 2014

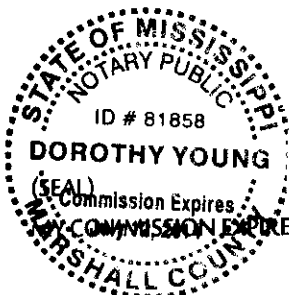
STATE OF MISSISSIPPI

COUNTY OF MARSHALL

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BEARD NANCY RUTH CONWAY WD CORRECTION FROM NANCY RUTH CONWAY ETAL 062311

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 24 day of June 2011, within my jurisdiction the within named **MARY VIRGINIA MCKINNEY**, who acknowledged that she executed the above and foregoing instrument.



[Signature]
NOTARY PUBLIC

July 12, 2014

STATE OF MISSISSIPPI

COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 23 day of June 2011, within my jurisdiction the within named **HARTSELL RUTH CLAYTON**, who acknowledged that she executed the above and foregoing instrument.



[Signature]
NOTARY PUBLIC

July 12, 2014

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